

Educators Mortgage & Income Fund

Summary of Investment Portfolio

As at the Quarter ended December 31, 2024

EDUCATORS FINANCIAL GROUP INC. QUARTERLY PORTFOLIO DISCLOSURE F2025

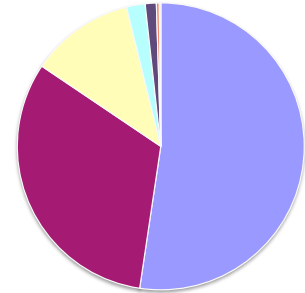
Summary of Investment Portfolio (based on Net Asset Value)

Category

Canadian Mutual Funds
 Corporate Bonds
 Government Bonds
 Short-term investments
 Asset-Backed Securities
 Net Other Assets (Liabilities)
 Cash and Cash Equivalents

Percentage of
 Net Asset Value

	52.35
	32.09
	11.72
	2.10
	1.25
	0.33
	0.16



Top 25 Holdings

Security Name	Maturity Date	Coupon Rate	Percentage of Net Asset Value
RBC Indigo Mortgage Fund, Institutional Series			52.35%
Canada Housing Trust No. 1	December 15, 2031	1.60%	5.60%
British Columbia Investment Management Corp.	June 2, 2030	3.40%	3.40%
OMERS Realty Corp.	February 10, 2031	4.96%	3.24%
Bank of Nova Scotia	May 8, 2026	5.50%	3.13%
BCI QuadReal Realty	July 31, 2027	4.16%	2.73%
MCAP Commercial LP	August 25, 2025	3.74%	2.29%
Canadian Treasury Bill	March 27, 2025	3.14%	2.10%
First National Financial Corp.	November 17, 2025	2.96%	1.99%
AIMCo Realty Investors LP	May 23, 2034	4.97%	1.96%
Bank of Montreal	May 28, 2026	1.55%	1.86%
First West Credit Union	August 9, 2033	9.19%	1.55%
First National Financial Corp.	November 1, 2027	6.26%	1.33%
Royal Bank of Canada	February 1, 2033	5.01%	1.31%
Choice Properties Real Estate Investment Trust	March 1, 2033	5.40%	1.05%
Royal Bank of Canada	June 24, 2030	5.23%	1.05%
Dream Summit Industrial LP	February 12, 2031	4.51%	1.00%
CDP Financial Inc.	December 2, 2030	4.20%	0.99%
Canadian Government Bond	March 1, 2030	2.75%	0.99%
CGI Inc.	September 5, 2029	4.15%	0.89%
Real Estate Asset Liquidity Trust	December 12, 2029	6.26%	0.84%
CPPIB Capital Inc.	December 1, 2031	2.25%	0.73%
CARDS II Trust	January 15, 2025	2.81%	0.72%
Granite REIT Holdings LP	October 4, 2031	4.35%	0.71%
Royal Bank of Canada	October 17, 2030	4.00%	0.62%

Total Net Assets (000's) \$78,793

The top holdings of the Fund at the quarter end indicated above, and the major asset classes in which the Fund was invested, are indicated in this report. This summary of investment portfolio of the Fund may change due to the Fund's ongoing portfolio transactions. Updates are available quarterly.

